003.0	0002	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	984,400 / 984,400
					USE VALUE:	984,400 / 984,400
					ASSESSED:	984,400 / 984,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CERULLI THOMAS P
Owner 2:	
Owner 3:	
Street 1:	4 CRANBERRY LANE
Street 2:	
Twn/City:	HUDSON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01749 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 3262 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4500.000	535,300	5,100	444,000	984,400
Total Card	0.103	535,300	5,100	444,000	984,400
Total Parcel	0.103	535,300	5,100	444,000	984,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.78 | /Parcel: 301.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 2623

GIS Ref

GIS Ref

Insp Date 04/18/09

!261!

PREVIOUS ASSESSMENT

Parcel ID 003.0-0002-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	535,600	5100	4,500.	444,000	984,700	984,700	Year End Roll	12/18/2019
2019	105	FV	411,900	5100	4,500.	471,800	888,800	888,800	Year End Roll	1/3/2019
2018	105	FV	411,900	5100	4,500.	344,100	761,100	761,100	Year End Roll	12/20/2017
2017	105	FV	387,700	5100	4,500.	299,700	692,500	692,500	Year End Roll	1/3/2017
2016	105	FV	387,700	5100	4,500.	255,300	648,100	648,100	Year End	1/4/2016
2015	105	FV	320,900	5100	4,500.	249,800	575,800	575,800	Year End Roll	12/11/2014
2014	105	FV	320,900	5100	4,500.	205,400	531,400	531,400	Year End Roll	12/16/2013
2013	105	FV	333,300	5100	4,500.	195,400	533,800	533,800		12/13/2012

PRINT

Date	Time
12/10/20	16:05:57

LAST REV

Date	Time
06/20/16	15:22:31
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	934-173		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	2623
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/15/2015	338	Redo Bat	12,800					Renovate bath on 2

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2015	Permit Insp	PC	PHIL C
4/18/2009	Inspected	372	PATRIOT
1/28/2009	Measured	372	PATRIOT
10/28/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
8/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	3 - Aluminum	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97188842
Const Adj.:	0.94535542
Adj $ / SQ:	156.193
Other Features:	157000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	727304
Depreciation:	192008
Depreciated Total:	535296

COMMENTS

RE-CHK COND 2001.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
1	3	1	
Totals			
3	14	6	

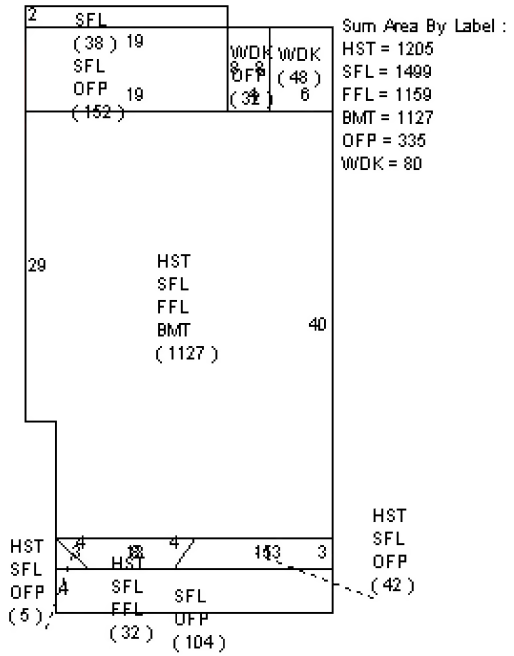
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.19
Special Features:	0	Val/Su Net:	111.43
Final Total:	535300	Val/Su SzAd	164.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,500	156.190	234,289
FFL	First Floor	1,159	156.190	181,027
BMT	Basement	1,127	46.860	52,809
HST	Half Story	603	156.190	94,184
OFP	Open Porch	335	20.250	6,785
WDK	Deck	80	15.130	1,210

Net Sketched Area:	4,804			Total:	570,304
Size Ad	3262	Gross Are	5407	FinArea	3262

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0002-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	105			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100